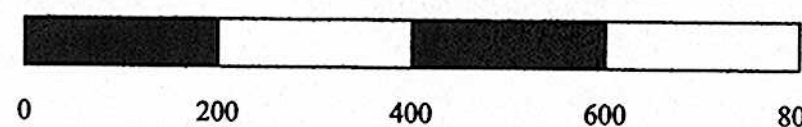


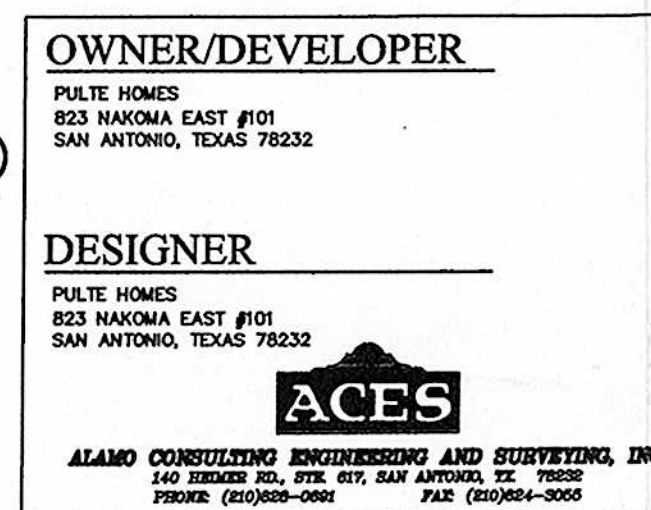
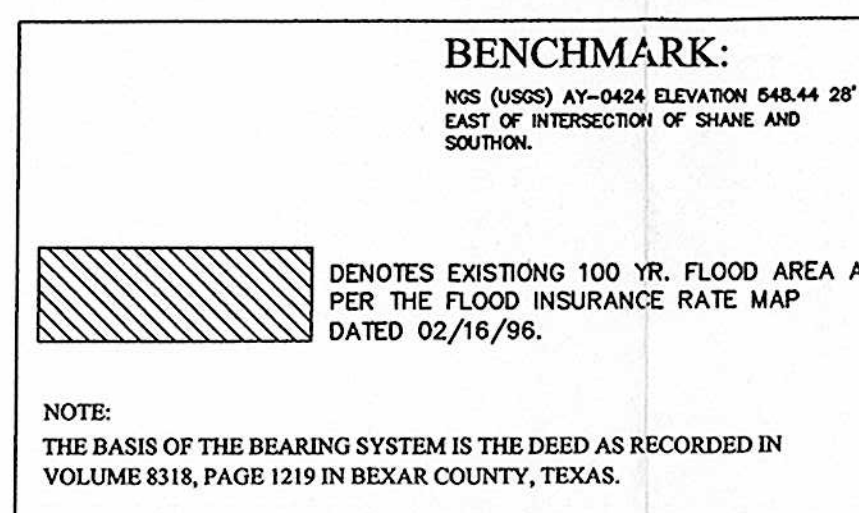
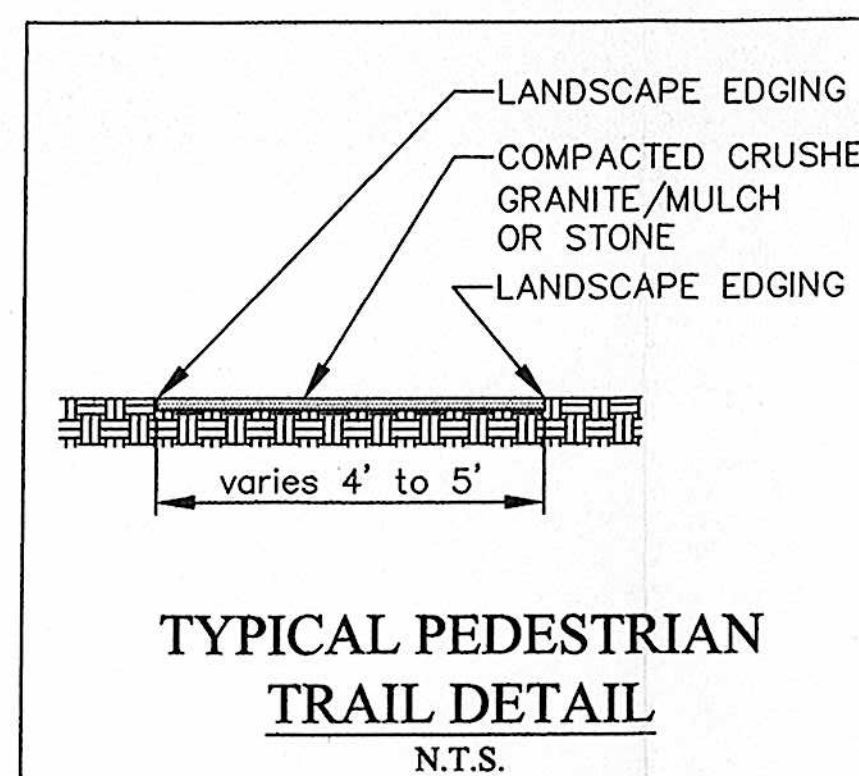
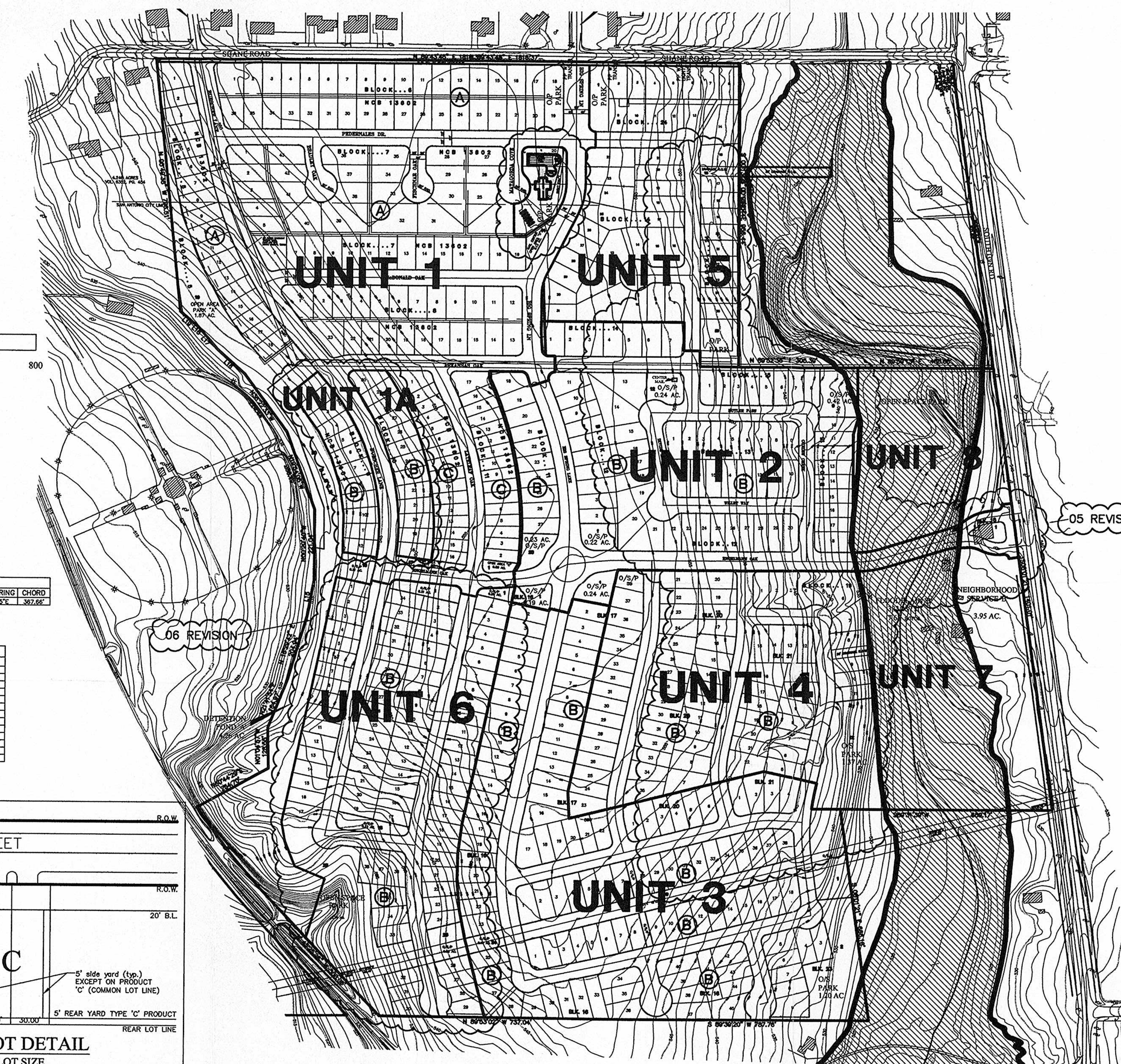
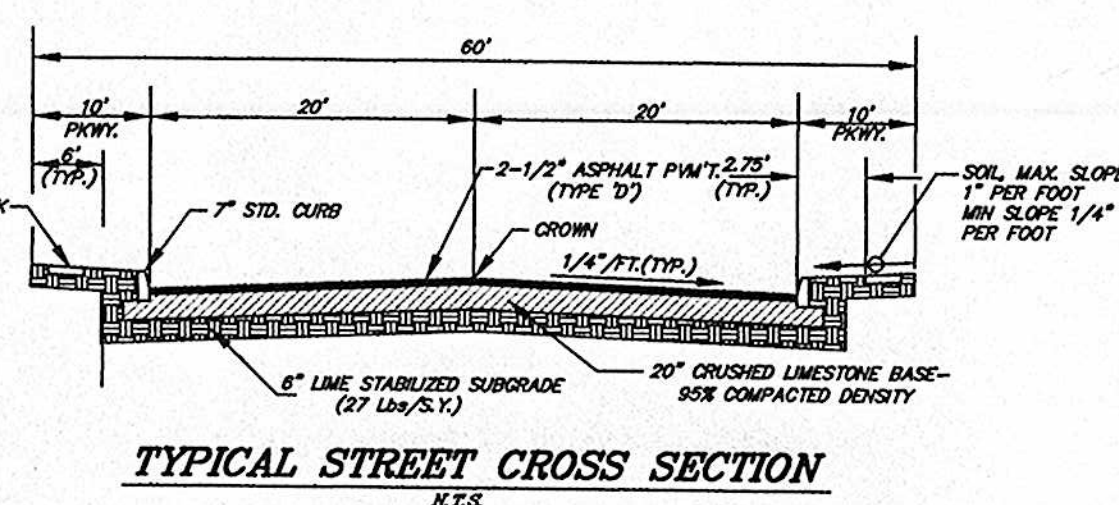
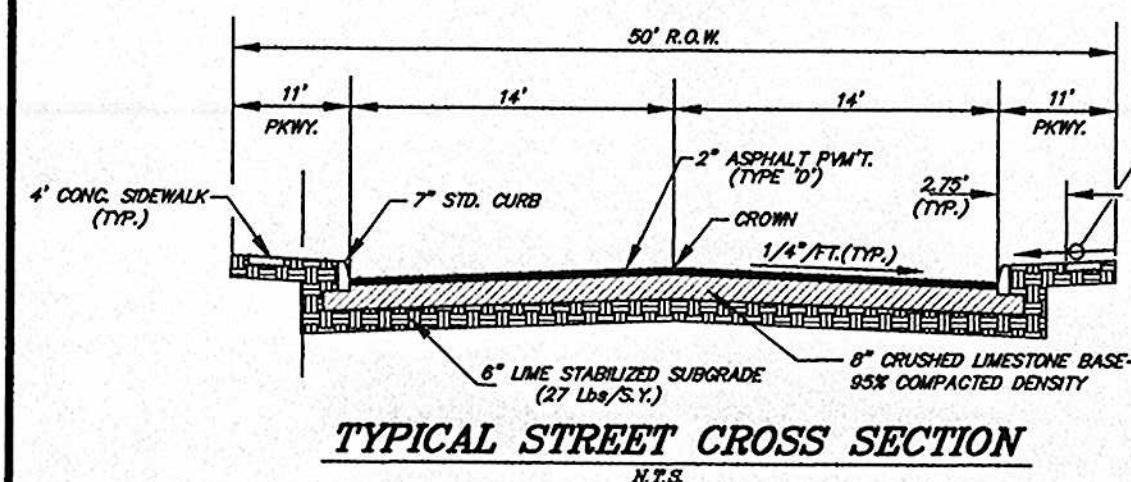
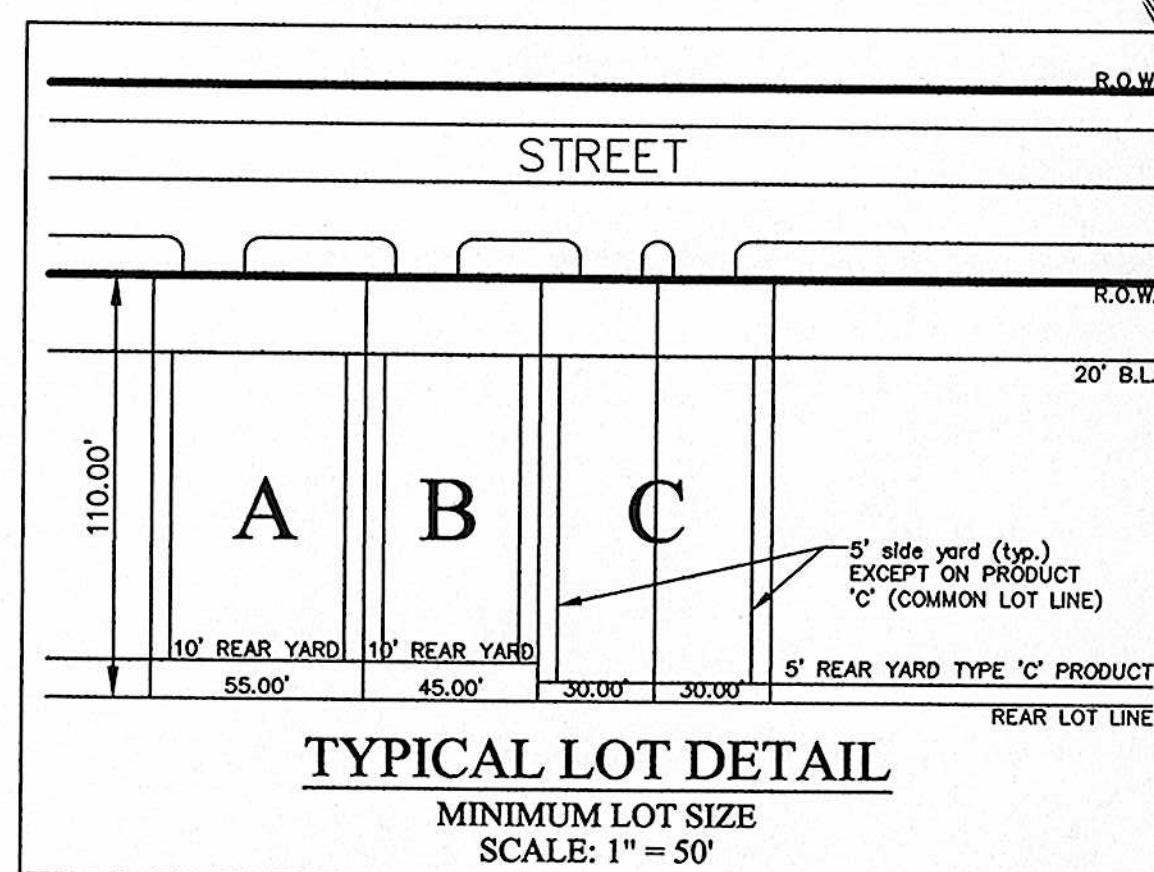
LOCATION MAP  
N.T.S.



SCALE: 1" = 200'

CURVE	LENGTH	RADIUS	DELTA	CH. BEARING	CHORD
C1	368.07	2242.00	82°42'22"	S88°43'15"E	367.66'

LINE	LENGTH	BEARING
L1	30.38	S55°35'58"E
L2	89.48	S20°25'25"E
L3	89.83	N18°28'50"W
L4	25.24	N07°37'38"E
L5	58.70	N04°49'08"E
L6	158.37	S07°34'55"E
L7	98.44	N04°27'58"W
L8	98.48	S09°03'00"E
L9	118.59	N10°29'15"E
L10	117.18	N45°27'58"W
L11	85.38	N40°24'14"W
L12	6.03	N44°42'13"E
L13	74.72	N48°42'13"W



PLAN HAS BEEN ACCEPTED BY

*[Signature]*

8/8/06 04-03-001B  
(date) (number)

If no plats are filed, plan will expire

On 8/7/08

1st plat filed on

05 REVISION

06 REVISION

LEGEND			
ACREAGE	-	138.87	
LOTS	-	573	
DENSITY	4.12 PER ACRE		
LOT TYPE	SQUARE FEET	ACREAGE	TOTAL
SITE	6,049,155	138.87	
R.O.W. DEDICATION	18,165	0.42	
SINGLE FAMILY	3,764,455	86.42	
NEIGHBORHD. 'A'	37,000	0.85	
NEIGHBORHD. 'B'	139,089	3.19	110.15
FLOODPLAIN	459,560	10.55	10.55
DETENTION	185,566	4.26	4.26
PARK/OPEN	1,445,320	33.18	33.18
TOTAL	6,049,155		138.87

08-07-06P02:43 RCVD

06 REVISION

AMEND UNITS 1A AND 6 FROM SINGLE FAMILY TOWNHOUSE TO SINGLE FAMILY RESIDENTIAL, REDUCING DENSITY (138 LOTS TO 110 LOTS), INCREASING LOT WIDTH AND OPEN SPACE

NOTES:

- REVISIONS TO MASTER SITE PLAN TO CONFORM WITH 35-345(e) AMENDMENTS TO "MPCD" MASTER SITE PLAN.
- AN APPLICATION FOR A MAJOR OR MINOR CHANGE TO "MPCD" SITE PLAN SHALL BE SUBJECT TO SECTION 35-412(c) COMPLETENESS REVIEW PROVISIONS.
- MINOR REVISIONS MAY BE PROCESSED BY THE DIRECTOR OF PLANNING AND SHALL NOT REQUIRE REVIEW BY THE ZONING COMMISSION. MAJOR CHANGES SHALL BE PROCESSED IN THE SAME MANNER AS THE INITIAL "MPCD" SITE PLAN SUBMITTAL.
- MAXIMUM HEIGHT OF STRUCTURES SHALL BE THIRTY-FIVE (35) FEET; HOWEVER, ANY PORTION OF A STRUCTURE MAY EXCEED THIS LIMIT PROVIDED SUCH PORTION IS SET BACK FROM THE SIDE AND REAR LOT LINE, OR SETBACKS IF REQUIRED, ONE (1) FOOT FOR EACH TWO (2) FEET OF HEIGHT IN EXCESS OF THE THIRTY-FIVE (35) FEET. DISTANCE CREDIT SHALL BE PERMITTED FOR SPACE OCCUPIED BY STRUCTURES CONFORMING HEIGHT EXTENDING FROM THE LOT LINES OR SETBACKS AS APPLICABLE.
- FENCES ALONG COLLECTOR AND ARTERIAL STREETS MAY EXTEND TO A HEIGHT OF EIGHT (8) FEET SUBJECT TO SECTION 35-505(f) OF THE UNIFIED DEVELOPMENT CODE.
- NATURAL BUFFER REQUIREMENT SECTION 35-345(g) HAVE BEEN MET.  
-BOUNDARY STREET ACROSS FROM McRELLESS MEADOWS IS EXCLUDED.  
-NO PROPOSED COMMERCIAL LOTS ABOUT SINGLE FAMILY.  
-NO PROPOSED SINGLE FAMILY LOTS ABOUT USES OTHER THAN SINGLE FAMILY.
- STREETS WITHIN THIS "MPCD" ARE TO BE PUBLIC.
- ALTERNATIVE STREET AND SIDEWALK STANDARDS ARE SHOWN IN THE DETAILS PROVIDED ON SHEET 2 IN THIS SUBMITTAL.
- STREETS AND SIDEWALKS SHALL CONFORM TO THE TRANSPORTATION STANDARDS OF THE UNIFIED DEVELOPMENT CODE, AS APPLICABLE TO STREETS, OR ALTERNATIVE STREET AND SIDEWALK STANDARDS APPROVED AS PART OF AN "MPCD" SITE PLAN. (SEE SHEET 2)
- ALL UTILITY SYSTEMS SHALL COMPLY WITH THE UTILITIES STANDARDS (35-506) OF THE UNIFIED DEVELOPMENT CODE.
- PUBLICLY OWNED AND/OR MAINTAINED UTILITIES SHALL BE PLACED IN PUBLIC STREETS OR EASEMENTS WHICH ARE A MINIMUM OF SIXTEEN (16) FEET IN WIDTH UNLESS A NARROWER WIDTH IS APPROVED BY THE APPLICABLE UTILITY. DEAD-END EASEMENTS SHALL NOT BE PERMITTED UNLESS A CITY APPROVED VEHICULAR TURNAROUND IS PROVIDED AT THE END OF EACH SUCH EASEMENT.
- A MINIMUM REQUIRED OPEN SPACE SHALL BE PROVIDED. SEE TABLES FOR CALCULATIONS.

LAND USE CATEGORY	REQUIRED OPEN SPACE	PROVIDED OPEN SPACE
RESIDENTIAL	35%	35%
NON-RESIDENTIAL	20%	20%

LAND USE CATEGORY	UNITS X OPEN/YARDS	SQ. FT./ACRES	PROVIDED OPEN SPACE
UNIT TYPE 'A'	169 X 2,324	392,756/9.02	6.50%
UNIT TYPE 'B'	372 X 1,774	659,928/15.15	10.91%
UNIT TYPE 'C'	32 X 1,000	32,000/0.73	0.53%
*OPEN SPACES	554,271	554,271/12.72	9.16%
FLOODPLAINS	452,204	452,204/10.38	7.47%
DRAINAGE	278,935	278,935/6.41	4.62%
TOTAL		2,370,094/54.46	39.19%

- \* DOES NOT INCLUDE 7.65 ACRE OPEN SPACE TO BE DEDICATED AS GREEN BELT DURING FINAL PLAT STAGE.
- OFFSTREET PARKING AND TRUCK LOADING FACILITIES SHALL BE PROVIDED IN ACCORDANCE WITH PARKING STANDARDS OF THE UNIFIED DEVELOPMENT CODE FOR ANY COMMERCIAL DEVELOPMENT.
  - COMPATIBILITY STANDARDS FOR PROPERTY ABUTTING SINGLE FAMILY AREAS SHALL COMPLY WITH SECTION 35-345(k) OF THE UNIFORM DEVELOPMENT CODE.
  - SCREENING REQUIREMENTS SHALL COMPLY WITH SECTION 35-345(5) OF THE UNIFIED DEVELOPMENT CODE.
  - TYPE "D" NON-RESIDENTIAL NEIGHBORHOOD SERVICE USES SHALL COMPLY WITH SECTION 311-2 OF THE UNIFIED DEVELOPMENT CODE.

PRODUCT TYPE	LOT SIZE	SQUARE FOOTAGE	ZONING	UNITS
TYPE A	55' X 110'	6,050 SQ. FT.	R6	169 UNITS
TYPE B	45' X 110'	4,950 SQ. FT.	R4	372 UNITS
TYPE C (Townhomes)	35' X 110'	3,850 SQ. FT.	RM4	32 UNITS
*TYPE D (NEIGHB. COMM)	VARIES	176,089 SQ. FT.	N.C.	2 LOTS
*See note 16.		TOTAL		575 UNITS

PLAN HAS BEEN ACCEPTED BY

COSA

DATE: NUMBER:

IF NO PLATS ARE FILED, PLAN

WILL EXPIRE ON:

# MPCD ID# (04-03-001B) HERITAGE OAKS "MPCD" MASTER SITE PLAN - MINOR REVISION





# CITY OF SAN ANTONIO

August 8, 2006

Mr. Paul Schroeder, P.E.

Alamo Consulting Engineers & Surveying  
140 Hiemer Rd. Suite 617  
San Antonio, TX 78232

Re: Heritage Oaks (Amendment)

MPCD # 04-03-001B

Dear Mr. Schroeder:

The Master Plan Community District (MPCD) was accepted by the City Council of the City of San Antonio on May 22, 2003 by Ordinance # 97653. The City Staff Development Review Committee has reviewed The Heritage Oaks Master Plan Community District (MPCD) amendment # 04-03-001B. Please find enclosed a signed copy for your files. Your plan was accepted, however please note the following:

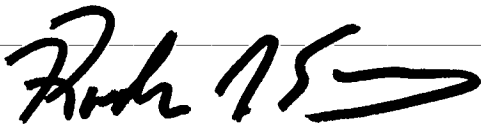
- Development of the property within the MPCD District shall be in accordance with the MPCD Site Plan, provided however, that a rezoning shall not be required for the approval of a minor change to the MPCD site Plan as defined in section 35-345 of the Unified Development Code (UDC).
- All provisions of chapter 35 except those expressly amended by this Ordinance # 97653 shall remain in full force and effect including the penalties for violations as made and provided for in section 35-491.
- It will be expected that you will plat all of the property depicted in your Master Plan Community District (MPCD) to include floodplains, drainage areas and open space.
- We would encourage you to work closely with the school district, so that they can plan accordingly.

Heritage Oaks MPCD # 04-03-001B (Amendment), Page 1 of 2

Mr. Schroeder  
Page 2  
August 8, 2006

**All Platting will have to comply with the Unified Development Code,  
Master Plan, and Major Thoroughfare Plan for the City of San Antonio.**

Sincerely,

A handwritten signature in black ink, appearing to read "Roderick J. Sanchez", with a stylized flourish at the end.

**Roderick J. Sanchez, AICP  
Interim Development Services Director**

CC: Sam Dent, P.E. Chief Engineer Development Service  
Todd Sang, Civil Engineer Assistant Bexar County